

**CALENDAR ITEM
C18**

A 2
S 2

02/20/15
PRC 3447.9
M. Schroeder

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

County of Humboldt

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Eel River, adjacent to Assessor's Parcel Numbers 209-281-007, 209-321-007 and 209-321-018, near Redcrest, Humboldt County.

AUTHORIZED USE:

Reconstruction, use and maintenance of an existing vehicular bridge known as the Holmes-Larabee Bridge previously authorized by the Commission; and use and maintenance of an existing seasonal vehicular railcar bridge crossing, alternative seasonal vehicular Bailey Bridge, and annual roadway alignment not previously authorized by the Commission.

LEASE TERM:

25 years, beginning March 1, 2015.

CONSIDERATION:

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

SPECIFIC LEASE PROVISIONS:

1. Lessee shall place warning signage and/or buoys, clearly visible from the shore and in the water, both upstream and downstream of the reconstruction site, to provide notice of the bridge reconstruction project and to advise the public to exercise caution.
2. Lessee shall post low bridge warning signs during the period that the seasonal vehicular railcar bridge crossing is in place.

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OTHER PERTINENT INFORMATION:

1. The Applicant has the right to use the uplands adjoining the lease premises.
2. On March 1, 1966, the Commission authorized a 49-year Right-of-Way Easement with the County of Humboldt, for the construction, operation, and maintenance of a vehicular bridge commonly known as the Holmes-Larabee Bridge. The easement will expire on February 28, 2015. The Applicant is now applying for a General Lease – Public Agency Use.
3. The Holmes-Larabee Bridge was built in 1937 as a seasonal use single-lane fixed bridge for vehicular traffic over the Eel River connecting the communities of Holmes Flat and Larabee. The Eel River in this location consists of a primary channel along the west bank, a wide sand and gravel bar, and then a secondary channel along the east bank. The Holmes-Larabee Bridge crosses the primary channel and a seasonal vehicular railcar bridge then crosses the secondary channel in the same right-of-way.
4. On December 19, 2013, the California Department of Transportation inspected the Holmes-Larabee Bridge and reported that it was structurally deficient and unsafe for public use. The bridge has been closed since June 2014 until repairs can be made. The Applicant is proposing to replace or repair weakened portions of timber piles, crossbeams, and bent caps supporting the bridge, and repair and treat the deteriorating concrete deck. Repairs should be completed by 2016.
5. On June 12, 2014, an alternative seasonal route including construction of a Bailey Bridge with gravel abutments was completed. The bridge and gravel abutments are approximately 350 feet in length and are located approximately 1,200 feet downstream, to the north, of the Holmes-Larabee Bridge. The Bailey Bridge is a portable, pre-fabricated, steel truss bridge requiring no special tools or heavy equipment to construct, carried in by trucks, and lifted and placed by hand without requiring the use of a crane or other lifting device. The bridge will be used on a seasonal basis until repairs to the Holmes-Larabee Bridge are complete.
6. The seasonal vehicular railcar bridge crossing over the secondary channel is installed annually if there is water in the secondary channel; however, in 2014, the bridge was not installed due to lack of water in the secondary channel and instead a dry crossing was constructed in the river bed.

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7. An annual roadway alignment has been conducted for many years leading up to and from the Holmes-Larabee Bridge and is completed each spring. The alignment involves grading and smoothing of the gravel bar to form a safe travelway for use by local residents, emergency service vehicles, and for commercial usage to and from the Larabee area.
8. The Applicant has obtained all required permits.
9. **Seasonal Bailey Bridge and Railcar Bridge:** The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).
10. **Reconstruction of the Holmes-Larabee Bridge:** The staff recommends that the Commission find that this activity is exempt from the requirements of CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.
11. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

U.S. Army Corps of Engineers
California Department of Fish and Wildlife
North Coast Regional Water Quality Control Board
National Oceanic and Atmospheric Administration, National Marine Fisheries Service

EXHIBITS:

- A-1. Land Description
- A-2. Land Description
- B. Site and Location Map

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Seasonal Bailey Bridge and Railcar Bridge: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Reconstruction of the Holmes-Larabee Bridge: Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 2, Replacement or Reconstruction; California Code of Regulations, Title 2, section 2905, subdivision (b).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the County of Humboldt beginning March 1, 2015, for a term of 25 years, for the reconstruction, use and maintenance of an existing vehicular bridge known as the Holmes-Larabee Bridge previously authorized by the Commission; and use and maintenance of an existing seasonal vehicular railcar bridge crossing, and annual roadway alignment (Exhibit A-1) not previously authorized by the Commission and, use and maintenance of an existing alternative seasonal vehicular Bailey Bridge and alternative annual roadway alignment (Exhibit A-2) not previously authorized by the Commission, as described in Exhibit A-1 and Exhibit A-2 and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration is the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the best interests of the State.

EXHIBIT A-1

PRC 3447.9

LAND DESCRIPTION

A parcel of State owned submerged land situated in the bed of the Eel River, lying adjacent to Section 34, Township 1 North, Range 2 East and Section 3, Township 1 South, Range 2 East, Humboldt Base and Meridian, as shown on the Official U.S. Government Township Plats approved February 4, 1871, County of Humboldt, State of California and more particularly described as follows:

A strip of land, 60 feet wide, lying 48 feet northerly and 12 feet southerly of the following described line:

COMMENCING at the southwest corner of Lot 35 of Survey No. 127 as shown in Book 5 of Surveys, at Page 51, Records of Humboldt County; thence along the Base Line North $89^{\circ} 45'$ East 1493.00 feet, more or less to the left bank of said river and POINT OF BEGINNING; thence continuing along said line North $89^{\circ} 45'$ East 950.00 feet, more or less to the TERMINUS of described line.

EXCEPTING THEREFROM any portion lying landward of the ordinary low water mark of the left and right banks of said river.

END OF DESCRIPTION

Prepared 01/09/15 by the California State Lands Commission Boundary Unit



EXHIBIT A-2

PRC 3447.9

LAND DESCRIPTION

PARCEL 1 – (Alternative Seasonal Bailey Bridge Crossing)

A 60 foot wide and 350 foot long, more or less strip of submerged land situated in the bed of the Eel River, lying adjacent to Section 34, Township 1 North, Range 2 East, Humboldt Base and Meridian, as shown on the Official U.S. Government Township Plat approved February 4, 1871, County of Humboldt, State of California, the location of said strip to be within the following described lands:

Said strip lying within those lands bounded on the west by the ordinary low water mark of the left bank of the Eel River; bounded on the east by the ordinary low water mark of the right bank of the Eel River; bounded on the north by the easterly prolongation of the northerly line of Lot 42, as shown on the Survey No. 127, filed on January 10, 1911 in Book 5 of Surveys at Page 51, Records of said Humboldt County; bounded on the south by the easterly prolongation of the northerly line of Lot 40, as shown on said Survey No. 127.

PARCEL 2 – (Alternative Seasonal Roadway)

A 20 foot wide and 1520 foot long, more or less strip of submerged land situated in the bed of the Eel River, lying adjacent to Section 34, Township 1 North, Range 2 East, Humboldt Base and Meridian, as shown on the Official U.S. Government Township Plat approved February 4, 1871, County of Humboldt, State of California, the location of said strip to be within the following described lands:

Said strip lying within those lands bounded on the west by the ordinary low water mark of the left bank of the Eel River; bounded on the east by the ordinary low water mark of the right bank of the Eel River; bounded on the north by the easterly prolongation of the northerly line of Lot 41, as shown on the Survey No. 127, filed on January 10, 1911 in Book 5 of Surveys at Page 51, Records of said Humboldt County; bounded on the south by the north boundary of Holmes-Larabee Bridge & Crossing.

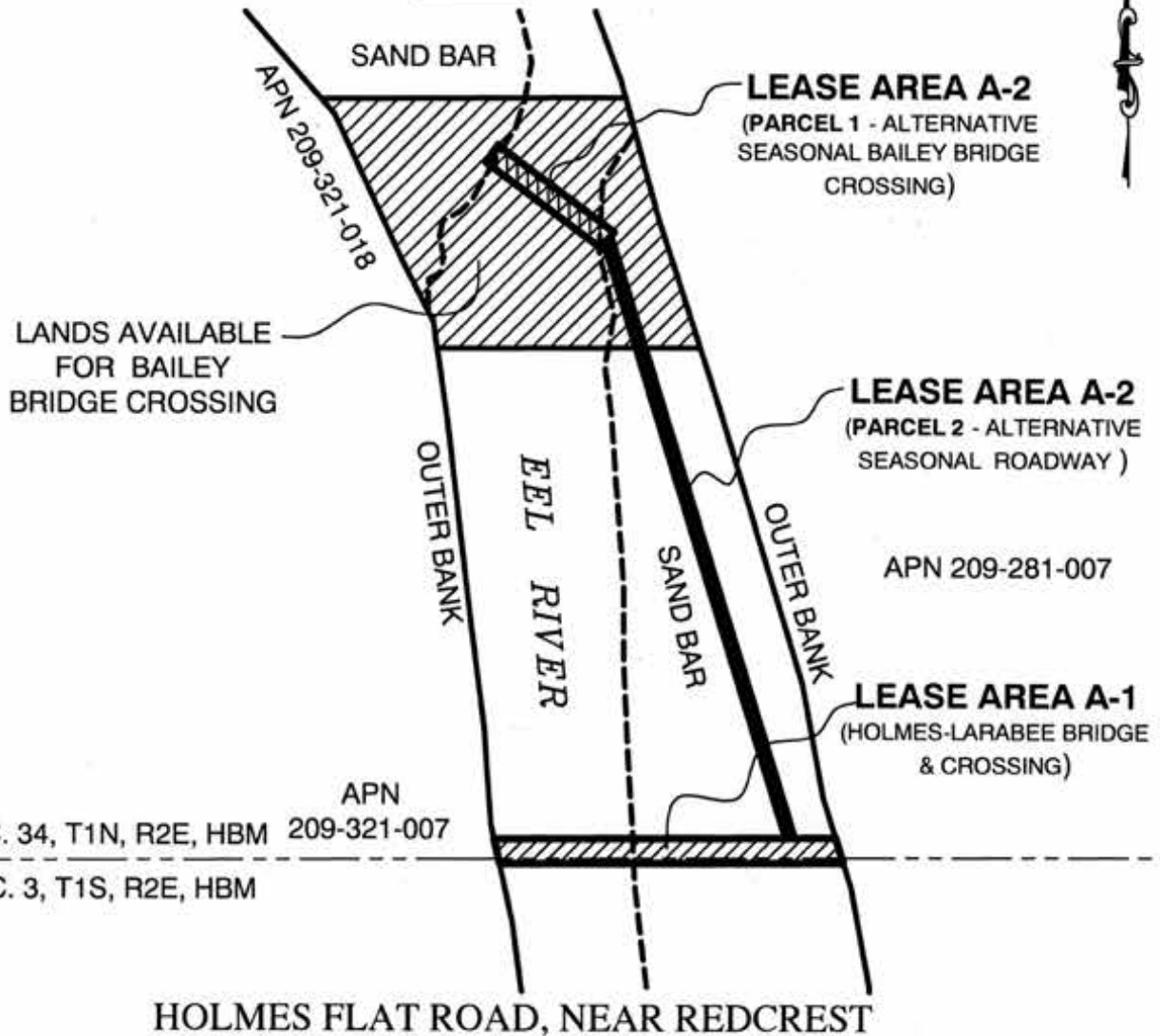
END OF DESCRIPTION

Prepared 01/29/15 by the California
State Lands Commission Boundary Unit



NO SCALE

SITE



NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 3447.9
COUNTY OF HUMBOLDT
APNs 209-281-007 &
209-321-007, -018
GENERAL LEASE -
PUBLIC AGENCY USE
HUMBOLDT COUNTY



TS 01/29/2015